

1-1-74

47358

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Ronald E. Phair and Charles A. Fisher

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Kermit D. Hultgren and Lillie A. Hultgren, husband and wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 9 Block 13, First Addition to the Meadows Tr. 1071
Klamath County,
Klamath Falls, Ore. 97601

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.
And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except any covenants, conditions, restrictions, easements, regulations, or rights of way of record.

and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$48,740.00.
However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 9 day of May, 1978; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation,
affix corporate seal)

STATE OF OREGON, County of Klamath) ss.
County of Klamath)
May 9, 1978

Personally appeared the above named

RONALD E. PHAIR
CHARLES A. FISHER

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:
(OFFICIAL SEAL) Arboreal Sealing

Notary Public for Oregon

My commission expires: 9/6/81

STATE OF OREGON, County of Klamath) ss.
County of Klamath)
1978

Personally appeared _____ and _____ who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of _____

_____ a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

Ronald E. Phair and Charles A. Fisher
P.O. Box 1684
Klamath Falls, Ore. 97601

GRANTOR'S NAME AND ADDRESS

Kermit D. Hultgren & Lillie Hultgren
4411 Barry Court North
Klamath Falls, Ore. 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Kermit D. Hultgren
4411 Barry Court North
Klamath Falls, Ore. 97601

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.
County of Klamath)

I certify that the within instrument was received for record on the 11th day of May, 1978, at 10:36 o'clock A.M., and recorded in book N78 on page 9645 or as file/reel number 47958.
Record of Deeds of said county.
Witness my hand and seal of County affixed.

Wm. D. Milne
Recording Officer
By Dorinda J. Hultgren Deputy

Fee \$3.00